

MOTION BY SUPERVISOR SHEILA KUEHL

October 27, 2015

The West Knoll senior public housing development consists of 136 units in the City of West Hollywood. In early July 2015, Access Pacific Inc., working under an existing Job Order Contract with the Housing Authority, began work on the replacement of the roof. The intent of the original project was to install a completely new solar roof.

The Housing Authority gave Access Pacific approval to start the work during the summer months when, historically, there is little to no rainfall, particularly during a severe drought. However, an unseasonal rainstorm occurred on July 18, 2015. Although the rainstorm was forecasted and Access Pacific was alerted, it did not properly secure the area where the existing roof had been removed. This resulted in water intrusion into the building, damaging 65 units, and necessitated the evacuation of all the residents. The building was also yellow-tagged by the City of West Hollywood's Building and Safety Division. After the rainstorm, the Housing Authority's priority was to protect the roof. A new emergency contractor, BELFOR USA Group Inc. (BELFOR), was hired at the recommendation of the Housing Authority's insurance company to install a temporary roof protection cover as part of the insurance scope of work and to protect the renovation of the units from further water damage. The protection functioned as expected when another rainstorm occurred the day after the initial rain.

MOTION

SOLIS	_____
RIDLEY-THOMAS	_____
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ANTONOVICH	_____

After the July rainstorm, the Housing Authority started the reroofing process immediately, but discovered, upon the removal of the existing roof, that a new roof system had to be designed to support the solar installation, which required a number of reviews and approvals. On September 14, 2015, Access Pacific indicated to the Housing Authority that they were aware of the forecast rain that evening and the following morning, and that they had inspected the temporary roof the week prior and had made minor repairs to it. On September 15, 2015, there was another very heavy rainstorm, and the roof cover failed, causing greater damage to 88 units and requiring that all residents be evacuated again. The building was yellow tagged a second time by the Department of Public Works' Building and Safety Division.

The Housing Authority has abandoned the idea of installing solar panels, and is instead focused on immediately installing a watertight roof to allow the elderly residents to return to their units as soon as possible. To this end, the Housing Authority instructed BELFOR to install a three-ply tar and cap sheet, watertight roof eliminating any further water intrusion, per the recommendation of the Housing Authority's insurance company. There has been no water intrusion during the recent rains in early October. BELFOR has indicated that the building will now stay dry in the event there is additional rain. For further assurance and to provide the same level of thermal insulation as the prior roof, it is recommended that BELFOR install and apply a layer of foam over the damaged area and an additional 20 year warrantied elastomeric waterproof coating over the entire roof which will also serve as a "cool" roof by reflecting heat.

The residents are currently displaced and cannot return to the building until the roof replacement is complete and the 88 damaged units have been repaired. The final phase of the roofing must occur prior to authorizing any restoration work taking place in the interior of the damaged units and several common areas in the building to avoid the

risk of damage to that restoration work. This requirement will lengthen the time of reconstruction and delay the residents' return. As a result, the Housing Authority recommends pursuing the most expeditious method to complete the roof installation by entering into a noncompetitive contract with BELFOR, the emergency contractor already onsite. A standard procurement process would add an unacceptable delay to the safe return of the residents to their units. BELFOR is already familiar with the roof condition and can coordinate all the work onsite. This efficiency will allow the shortest timeframe to completion and quickest return of residents to the property.

The Housing Authority has submitted the required documentation to the U.S. Department of Housing and Urban Development (HUD) to request approval to use federal funds for this purpose. In the event that HUD delays its response, the Community Development Commission will provide the Housing Authority with a short-term loan of Commission General Funds to cover the costs until HUD funds are approved. The enclosed Resolution delegates authority to the Executive Director to execute the recommended Contract with BELFOR without advertising for bids.

**I, THEREFORE, MOVE** that the Los Angeles County Board of Supervisors, acting as the Commissioners of the Housing Authority:

- 1) Find that the proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) because is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G.
- 2) Find that the public interest and necessity demand immediate action for the emergency construction of a new roof at the West Knoll senior public

housing development in the City of West Hollywood, and find that this emergency action cannot be delayed by a competitive solicitation for bids, and that approval of the Project is necessary to respond to the emergency.

- 3) Approve the Project and adopt the plans and specifications that are on file with the Community Development Commission's Construction Management Unit for construction of the Project.
- 4) Adopt the enclosed Resolution delegating authority to the Executive Director of the Housing Authority or his designee to execute a Construction Contract, and all related documents, with BELFOR USA Group Inc., using up to \$657,001 in Community Development Block Grant and Capital Fund Program funds allocated by HUD, for the emergency roof replacement at the West Knoll senior public housing development in the City of West Hollywood, following receipt of the approved Faithful Performance and Labor and Material Bonds and insurance filed by the contractor.
- 5) Approve a contingency amount of up to \$65,700 (10% of the original Contract amount) for unforeseen project costs using Capital Fund Program funds allocated by HUD, and authorize the Executive Director or his designee to approve individual changes or additions in the work being performed under the Contract using the contingency amount.
- 6) Authorize the Executive Director or his designee, upon his determination, and as necessary and appropriate, to amend the Contract, to terminate the contractor's right to proceed with the performance of the Contract, or to terminate the Contract for convenience.
- 7) Authorize the Executive Director, if needed to accept a short-term loan of up to \$722,701 in Commission General Funds to the Housing Authority, for

the emergency roof replacement at the West Knoll senior public housing development in the City of West Hollywood and incorporate such funds into its current budget.

**I FURTHER MOVE** that the Los Angeles County Board of Supervisors, acting as the Commissioners of the Community Development Commission:

Authorize the Executive Director of the Community Development Commission to provide, if needed, a short-term loan of up to \$722,701 in Commission General Funds to the Housing Authority, for the emergency roof replacement at the West Knoll senior public housing development in the City of West Hollywood.

S:MCC/West Knoll Roof Replacement

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE HOUSING  
AUTHORITY TO EXECUTE A CONTRACT FOR CONSTRUCTION OF A NEW ROOF  
AT THE WEST KNOLL SENIOR HOUSING DEVELOPMENT IN THE CITY OF WEST  
HOLLYWOOD**

WHEREAS, in early July 2015, Access Pacific Inc., working under an existing Job Order Contract with the Housing Authority, began work on the replacement of the roof at the West Knoll senior public housing development, in order install a new solar roof;

WHEREAS, Los Angeles County experienced an unseasonal rainstorm on July 18, 2015, and the contractor had not properly secured the area where the existing roof had been removed, resulting in water damage and necessitating the evacuation of all the residents;

WHEREAS, after the initial rainstorm, a new emergency contractor, BELFOR USA Group Inc., was hired at the recommendation of the Housing Authority's insurance company to install a temporary roof protection cover and to protect the renovation of the units from further water damage;

WHEREAS, after the July rainstorm, the Housing Authority started the reroofing process immediately, but discovered, upon the removal of the existing roof, that a new roof system had to be designed to support the solar installation, which required a number of reviews and approvals;

WHEREAS, on September 15, 2015, there was another very heavy rainstorm and the roof cover failed, causing greater damage and requiring that all residents be evacuated again;

WHEREAS, the Housing Authority has abandoned the idea of installing solar panels, and is instead focused on immediately installing a watertight roof to allow the elderly residents to return to their units as soon as possible;

WHEREAS, the final phase of the roofing must occur prior to authorizing any restoration work taking place in the interior of the building to avoid damage to that restoration work, which will lengthen the time of reconstruction and delay the residents' return;

WHEREAS, a standard procurement process would cause an unacceptable hardship and inconvenience to the elderly residents by delaying their safe return to the building.

WHEREAS, BELFOR USA Group Inc. is already familiar with the roof condition and can coordinate all the work onsite, allowing the shortest timeframe to completion and quickest return of residents to the property.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the

Housing Authority that immediate emergency work is necessary in order to replace the roof and repair the property so that residents can return to their units;


BE IT FURTHER RESOLVED that the Board hereby authorizes the Executive Director or his designee to:

1. Execute a Construction Contract, and all related documents, with BELFOR USA Group Inc., using up to \$657,001 in Community Development Block Grant and Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development, for the emergency roof replacement at the West Knoll senior public housing development in the City of West Hollywood, following receipt of the approved Faithful Performance and Labor and Material Bonds and insurance filed by the contractor;
2. Approve individual changes or additions in the work being performed under the Contract using the contingency amount of up to \$65,700 (10% of the original Construction Contract amount) for unforeseen project costs using CFP funds;
3. Upon his determination, and as necessary and appropriate, to amend the Contract, to terminate the contractor's right to proceed with the performance of the Contract, or to terminate the Contract for convenience.

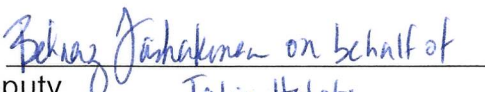
The foregoing Resolution was on the 27<sup>th</sup> day of October, 2015, adopted by the Board of Commissioners of the Housing Authority of the County of Los Angeles.



PATRICK OGAWA  
Acting Executive Officer

By   
Deputy

APPROVED AS TO FORM:  
MARY C. WICKHAM  
Interim County Counsel

By  on behalf of  
Deputy Talin Halabi